



Church Street, Bawtry Doncaster DN10 6HR

welcome to

Church Street, Bawtry Doncaster

Unique opportunity to purchase a property in the heart of Bawtry with huge potential on offer subject to planning. The vendor has been in touch with the council to enquire on thoughts to develop the plot and has registered a pre-app.

Prospective buyers please ask for further details.



Reception Hall

Good sized versatile space which can easily be used as a third reception room. Front facing entrance door with stairs leading upto the first floor.

Cloakroom

Front facing window, basin and low flush wc.

Lounge

Good sized main reception room with two bay windows looking into the garden. Feature open fire with fireplace surrounding and feature beams to the ceiling.

Dining Kitchen

Great family space with a front facing entrance door and window looking into the garden. Range of units to the kitchen with a gas hob, double electric oven and stainless steel sink and drainer.

Second Hall

Ideal separation for an annexe area with it giving access to the third reception room and stairs upto the first floor.

Third Reception

Ideal for a lounge for an annexe area with sliding doors and window overlooking the garden.

2nd Cloakroom

Side facing window, low flush wc and basin.

First Floor

Landing

Stairs leading up from the first floor, 4 bedrooms leading off.

Bedroom One

Good sized double room with side and front facing windows. Wardrobes to one wall and access to the ensuite/ Jack & Jill bathroom.

Ensuite

Two front facing windows, suite comprising of a double shower cubicle, vanity basin, bath and wc. Spacious with a heated towel rail.

Bedroom Two

Double Room: With two front facing windows.

Bedroom Three

Double Room with a front facing bay window.

Bathroom

Front facing window, suite comprising of a shower cubicle, vanity basin and wc.

Bedroom Four

Double Room: With a side facing window.

External

Fantastic plot with mature shrubs, trees and plants, gated for privacy and offering off street parking if required.

The plot has a wealth of opportunity subject to planning, either to keep as a large garden for the cottage or to separate with a plot if Doncaster Council would allow planning - please contact for further information.

Two Storey Garage

Great addition to the property with the ground floor having two separate areas with steps leading upto the first floor.

This would make a great work space or a building to convert for family or separate dwelling should planning allow.

Agents Note - Planning

This is a conservation area any consideration for planning would need to be discussed with Doncaster Council for a scheme to work with their criteria.

The vendor has previously contacted Doncaster Council for help with a pre-application, they have intimated that something may be able to be done with the scheme working with hedgerows and trees due to the conservation area. All enquiries relating to planning need to be referred to Doncaster Council.

Agents Note - Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Church Street, Bawtry Doncaster

- Substantial Cottage & Plot Central Bawtry
- Lovely Family Home without the Planning route
- OR Potential for Development Subject to Planning
- Two Storey Garage/Building - Ripe for Conversion - STP
- Viewings By Appointment Only

Tenure: Freehold EPC Rating: D

Council Tax Band: G

£750,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY108263 - 0006

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